141.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	693,500 / 693,500
					USE VALUE:	693,500 / 693,500
					ASSESSED:	693,500 / 693,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HALE JOSHUA M
Owner 2:	HALE MARY KATHLEEN HOLCOMB
Owner 3:	
Street 1:	95 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HALE JOSHUA -
Owner 2:	-
Street 1:	95 MENOTOMY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1400 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	256,000	18,300	419,200	693,500
Total Card	0.137	256,000	18,300	419,200	693,500
Total Parcel	0.137	256,000	18,300	419,200	693,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 495.36 | /Parcel: 495.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	256,100	18300	5,962.	419,200	693,600	693,600	Year End Roll	12/18/2019
2019	101	FV	209,800	18800	5,962.	419,200	647,800	647,800	Year End Roll	1/3/2019
2018	101	FV	209,800	18800	5,962.	371,300	599,900	599,900	Year End Roll	12/20/2017
2017	101	FV	209,800	18800	5,962.	311,400	540,000	540,000	Year End Roll	1/3/2017
2016	101	FV	209,800	18800	5,962.	311,400	540,000	540,000	Year End	1/4/2016
2015	101	FV	198,600	19200	5,962.	269,500	487,300	487,300	Year End Roll	12/11/2014
2014	101	FV	198,600	19200	5,962.	260,500	478,300	478,300	Year End Roll	12/16/2013
2013	101	FV	198,600	19200	5,962.	247,900	465,700	465,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALE JOSHUA,	1563-168		10/13/2020	Convenience	99	No	No		
FLINN DAVID R/E	1344-119		9/21/2007		495,000	No	No		
MILLER MICHELE/	1140-89		5/1/1995		225,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2016	297	Siding	7,450					siding and trim
11/1/2004	1052	Manual	9,500			G6	GR FY06	garage to art stud
4/26/1995	211	Manual	1,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Inspected	CC	Chris C
4/24/2018	MEAS&NOTICE	CC	Chris C
10/31/2008	Meas/Inspect	355	PATRIOT
4/20/2005	Permit Visit	BR	B Rossignol
11/23/1999	Mailer Sent		
11/16/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	70.	1.00	8									419,201						419,200	

Total AC/HA: 0.13687 | Total SF/SM: 5962 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 419,201 | Spl Credit | Total: 419,200

PRINT

Date	Time
12/11/20	01:06:38

LAST REV

Date	Time
11/06/20	09:00:02

mmcmakin

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 90387
GIS Ref:
GIS Ref:
Insp Date: 05/15/18

!10865!

PAT ACCT. 10865

USER DEFINED

Prior Id # 1:	90387
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370979
Depreciation:	115003
Depreciated Total:	255975

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

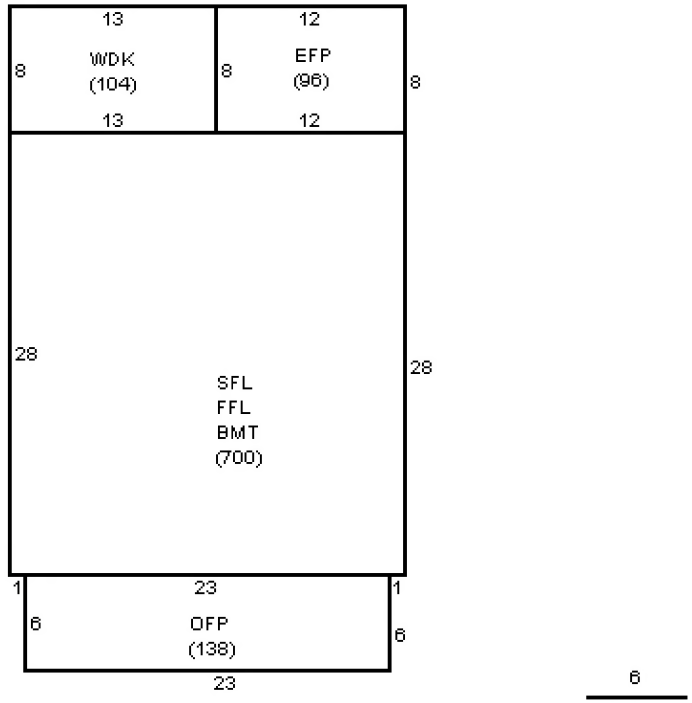
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	105.00
Final Total:	256000	Val/Su SzAd	182.86

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	700	52.120	36,483
FFL	First Floor	700	173.730	121,609
SFL	Second Floor	700	173.730	121,609
OFP	Open Porch	138	28.170	3,887
WDK	Deck	104	15.460	1,608
EFP	Enclos Porch	96	55.020	5,282

Net Sketched Area:	2,438			Total:	290,478
Size Ad	1400	Gross Are	2438	FinArea	1400

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
15	Shop	D	Y	1	10X20	A	AV	2004	85.00	T	12	101			15,000			15,000
3	Garage	D	Y	1	10X20	A	AV	1926	27.50	T	40	101			3,300			3,300

More:	N	Total Yard Items:	18,300	Total Special Featues:		Total:	18,300

IMAGE

AssessPro Patriot Properties, Inc